



CASE #Z25-11:

“R-1” TO “R-1” W/ “CUP”

PH-25-032

June 17, 2025

Case #Z25-11: “R-1” to “R-1” w/”CUP”

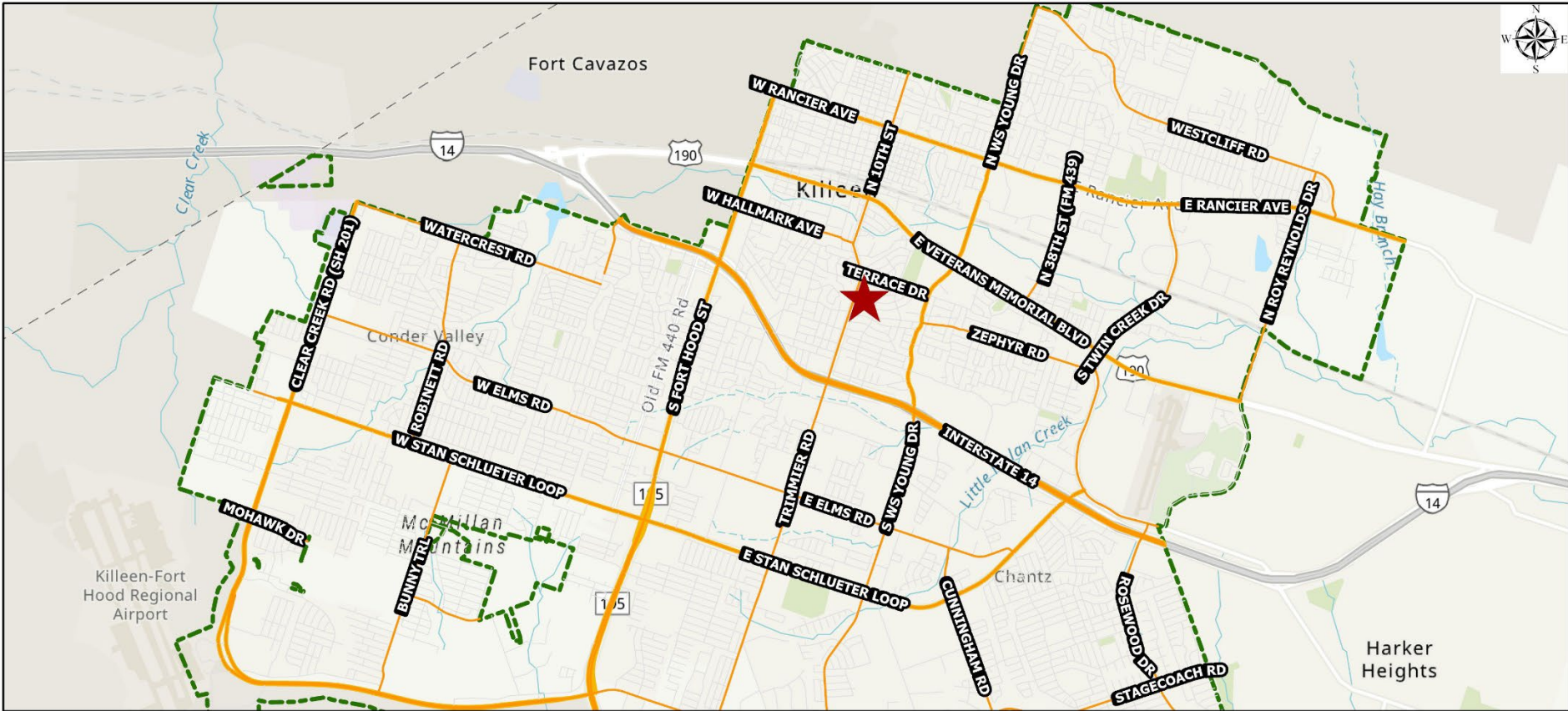
- Hold a public hearing and consider a request submitted by Tracy Hanson on behalf of Academy for Exceptional Learners (Case# Z25-11) to rezone approximately 6.656 acres, being Lot 1, Block 1, Fowler Elementary Subdivision from “R-1” (Single-Family Residential District) to “R-1” (Single-Family Residential District) with a Conditional Use Permit (CUP) to allow a daycare facility as a permitted use. The subject property is locally addressed as 1020 Trimmier Road, Killeen, Texas.

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- If approved, the applicant's request for a Conditional Use Permit (CUP) will allow use of the property as a daycare facility. The site currently operates as a private K-12 school for children with special needs, which includes a daycare component serving children age 6 weeks to 12 years.

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- ❑ The properties are located within the ‘Neighborhood Infill’ (NI) area on the Growth Sector Map and designated as ‘Campus’ (C) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.
- ❑ Staff finds that the request is consistent with the City’s Future Land Use Map (FLUM).



LOCATION MAP

Council District: 2



Zoning Case 2025-11
R-1 TO R-1 W/CUP

Legend

- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: FOWLER ELEMENTARY SUBDIVISION, BLOCK 001, LOT 0001, ACRES 6.656



AERIAL MAP
Council District: 2
0 200 400
Feet

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R-1 TO R-1 W/CUP

Legend
 City Limit

Subject Property Legal Description: FOWLER ELEMENTARY SUBDIVISION, BLOCK 001, LOT 0001, ACRES 6.656

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View of Oak Creek School from across Trimmer Road:



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View of the surrounding properties, looking south down Trimmier Road:



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View from Hermosa Drive on the east side of the campus:



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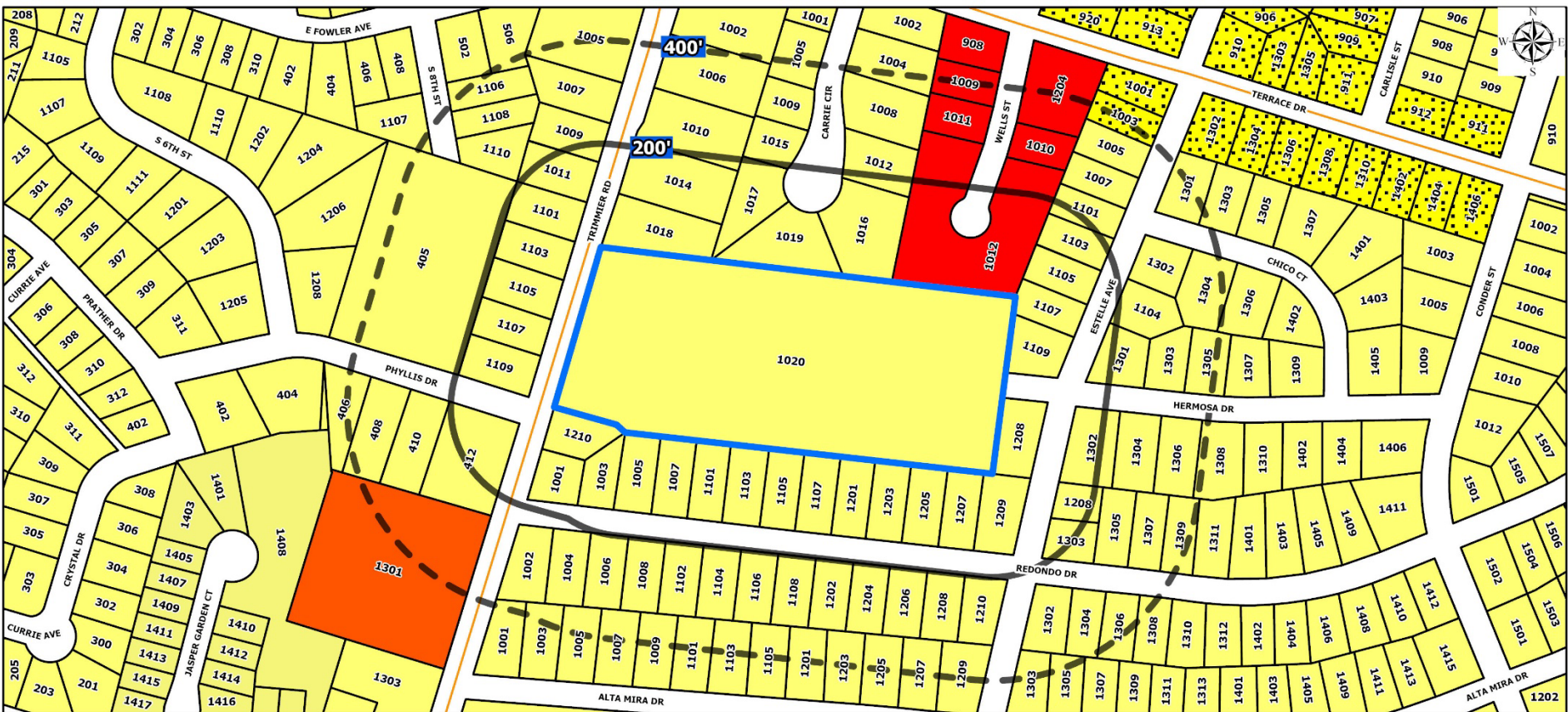
View of the surrounding properties, facing north on Trimmier Road:



Public Notification

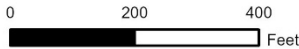
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- Staff notified the owners of one hundred fourteen (114) surrounding properties regarding this request.
- To date, staff has received two (2) written responses in support of this request.



NOTIFICATION MAP

Council District: 2



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R-1 TO R-1 W/CUP

Subject Property Legal Description: FOWLER ELEMENTARY SUBDIVISION, BLOCK 001, LOT 0001, ACRES 6.656

| | | |
|--------|----------------|------|
| Legend | Current Zoning | R-1 |
| | B-3 | R-2 |
| | B-DC | SF-2 |
| | | |

Staff Recommendation

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- Staff recommends approval of the request to rezone the properties from “R-1” (Single-Family Residential District) to “R-1” (Single-Family Residential District) with a Conditional Use Permit (CUP) to allow a daycare facility as a permitted use. If approved, the CUP will be tied to the current ownership and will automatically expire upon a change in ownership.

Commission Recommendation

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- At their regular meeting on May 12, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.